

Depth/Size (ft):	295	Bedrooms:	6	Approx. Year Built:	1981
Frontage (ft):	147.60	Bathrooms:	4	Age:	43
Lot Area: (sq.ft.)	43,543.00	Full Baths:	3	Zoning:	S20
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,825.66
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	004-857-585

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 8 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Forest
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 2, PLAN NWP59518, SECTION 29, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,Elevator,Storage,Wheelchair Access
Site Influences:	Greenbelt,Paved Road,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'4 x 15'1	Main	Bedroom	12'8 x 7'8	Bsmt	Bedroom	17'10 x 10'10
Main	Dining Room	12'2 x 11'11	Main	Foyer	16'10 x 3'8			
Main	Kitchen	12'2 x 11'1	Bsmt	Laundry	9'2 x 7'			
Main	Eating Area	15'4 x 9'2	Main	Flex Room	11'3 x 11'1			
Main	Primary Bedroom	12'10 x 19'	Bsmt	Bedroom	11'6 x 11'6			
Main	Bedroom	11'11 x 19'11	Bsmt	Recreation Room	19'10 x 15'2			
Main	Bedroom	11'11 x 19'11	Bsmt	Games Room	17'11 x 20'7			

Finished Floor (Main):	1,877 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	1,868 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	3	Yes
Finished Floor (Total):	3,745 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	3,745 sqft	Beds In Bsmt:	2 / 6			
		# Of Pets:				

LARGE FAMILY WANTED! This 3750 sf Rancher with full walkout basement offers 6 bedrooms and 3.5 bathrooms. The lot is 148x295 (1 Acre) and is tucked away on a quiet side street in highly sought after Cedar Valley area. The home is fully wheelchair accessible with a lift system to two of the main floor bedrooms and bathroom, and an elevator for easy access to the basement area. As you enter you are greeted by gleaming Brazilian Cherry Floors and a floor to ceiling brick fireplace. Upgraded kitchen with stone counters and stainless steel appliances, new shaker doors, etc.. Massive rear deck overlooks the park-like and ultra-private forested yard which enjoys absolute privacy and serenity. Newer roof (10yrs), furnace and Central A/C (5yrs)for peace of mind and year round comfort. CALL NOW!